

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|--|-------------------|------------------|
| 1. Resource number: | 5RT.3361 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 115204033 |
| 3. County: | Routt | | |
| 4. City: | Steamboat Springs | | |
| 5. Historic building name: | Waggoner House | | |
| 6. Current building name: | Higgins House | | |
| 7. Building address: | 54 Logan Avenue | | |
| 8. Owner name and address: | Michael J. Higgins
P. O. Box 775991
Steamboat Springs, CO 80477 | | |



National Register field eligibility assessment:	Not Eligible
State Register field eligibility assessment:	Not Eligible
Local Landmark eligibility field assessment:	Not Eligible

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
NW ¼ of NE ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345283** mE **4483582** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **33-35** Block: **4**
Addition: **Crawford Addition to Steamboat Springs** Year of Addition: **1902**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **1865 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof (Saltbox)**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney**
21. General architectural description:

This rectangular-shaped two-story dwelling measures 30' N-S (across) by 36' E-W (deep). It is supported by a low poured concrete foundation, and its exterior walls are clad with painted grey horizontal wood siding with 1" by 4" corner boards. The main part of the dwelling is covered by a distinctive saltbox roof form, with a steeply-pitched west slope and a low-pitched east slope. There is also an intersecting gable on the west elevation. The roof is covered with metal roofing material, and the eaves are boxed. A red brick chimney is in the west wall of the intersecting gable. A painted red wood-paneled front door, with six leaded glass upper sash lights, enters the south elevation (façade) from a 5' x 6' open front porch. This porch features a 2-step concrete floor, painted green chamfered wood post supports, and a gabled roof. To the west of this porch, there is a 10' x 14' uncovered second story porch supported by painted green 4" x 4" wood posts. The second story porch features a wood floor and an open wood railing. A painted red wood door opens onto this porch from the second story. A painted red glass-in-wood-frame door enters the east elevation. The home's windows are primarily 2-light casements with painted red wood frames and stained wood surrounds. The façade's second story wall contains a single-light fixed-pane window, flanked on either side by a single-light casement window.
22. Architectural style/building type: **OAHPLexicon: No Defined Style**
Steamboat Springs Lexicon: Modified

23. Landscaping or special setting features:

This residence is located on the north side of Logan Avenue, the second property east of Larimer Street. A nicely landscaped planted grass lawn flanks the south, east and north sides of the property. A spruce tree is in the front yard. Another spruce tree and aspen trees are along the east property line. Flowers and low plantings flank the front of the dwelling. A stone-lined vegetable garden is near the south end of the east property line. A closed rail wooden fence parallels Logan Avenue. A wooden fence parallels an asphalt paved alley at the rear of the property.

24. Associated buildings, features, or objects:

Shed

A wood-frame shed, which measures 18' by 16', is located southeast of the dwelling. This 1½-story building is supported by a poured concrete foundation, and its exterior walls are clad with painted pale brown vertical wood siding. The front-gabled roof is covered with metal roofing material, and the eaves are boxed. The south elevation contains a painted red wood-paneled door, with six upper sash lights. The south elevation also contains three single-light windows, including one in the upper gable end.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1924** Actual:
Source of information: **Routt County Assessor records, field estimate**

26. Architect: **Unknown**
Source of information: **N/A**

27. Builder/Contractor: **Unknown**
Source of information: **N/A**

28. Original owner: **Unknown**
Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records provide conflicting information regarding this dwelling's year of construction. This parcel's "Residential Property Appraisal Record" card, located in the Assessor's office, lists 1908 as the year built; however, this date appears to be partially crossed out and replaced with 1924 as the year built. The appraisal record card also lists 1930 as the adjusted year built, and 1979 as the date when the dwelling was added onto or remodeled. Online Routt County Assessor data, meanwhile, lists 1953 both as the "actual year built," and as the "effective year built."

30. Original location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Single family dwelling**

35. Historical background:

The Crawford Addition where this house is located was platted by James H. Crawford in 1902. As platted, the Crawford Addition encompassed lots and blocks on Hill Street, Spruce Street, Missouri Avenue, Logan Avenue, and Park Avenue, between Laurel Avenue and North Park Road. Crawford and his wife Margaret built the region's first permanent cabin in 1875, and are credited as the founders of Steamboat Springs. Residential development in the neighborhood occurred over an extended period of years, generally from the southeast to the northwest. The earliest houses were built on Hill and Spruce Streets, while those on Missouri Avenue and Logan Street were constructed somewhat later.

Steamboat Springs' telephone directories provide a chronology of the dwelling's residents from 1956 to the early 2000s. Russell Waggoner is listed as the home's resident from 1956 to the late 1960s. In 1961, Mr. Waggoner operated Waggoner's Standard Service Station at 345 Lincoln Avenue, and in 1965 he operated Waggoner's Enco Service Station at 635 Lincoln Avenue. Subsequent telephone directories list Floyd Mosher as the home's resident in 1970, followed by Peter Griffen in 1975, Harvey L. Meissner in 1975, John Warkentin in 1980, and Fred and Kathy Hebert in 1991.

Online Routt County Clerk and Recorder data provides the following information: In November 1989, the property was transferred from John Warkentin to Fred Joseph Hebert and Kathy Rae Hebert. In September 1997, the Heberts sold the property to Perry Jozef Bemelen. In May 1999, Mr. Bemelen deeded the property to Craig Frithsen and David Ince. In October 2006, David Ince and Challe Ince sold the property to Michael J. Higgins.

36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1910." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

VI. Significance

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

38. **Applicable National Register Criteria:**

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38A. **Standards for Listing in the Colorado State Register of Historic Properties: Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:**

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. **Applicable Steamboat Springs Landmark Criteria**

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

✓ Does not meet any of the above Steamboat Springs Landmark criteria.

39. Area(s) of significance: **N/A**
 40. Period of significance: **N/A**
 41. Level of significance: **Local**

42. Statement of significance:

This dwelling is historically significant, to a limited extent, for its association with residential development in the Crawford Addition. The original dwelling is also architecturally significant, again to a limited extent, as a representative vernacular front-gabled dwelling, perhaps dating from the 1920s. The building's significance, however, is diminished due to a substantial loss of integrity. As a result, the property may be regarded as ineligible for inclusion in the National and State Registers, and ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a diminished level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado - setting, location, design, materials, workmanship, feeling and association. Displaying numerous modern elements, the building has been substantially altered from its original construction. As a result, the building no longer conveys a sense of its historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 State Register eligibility assessment: **Not Eligible**
 Local Landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural significance, and/or display sufficient physical integrity, to comprise a State or National Register historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 22-26**

CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey Phase X**

49. Date(s): **June 28, 2016**

50. Recorder(s): **Carl McWilliams**

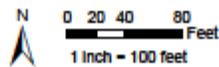
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

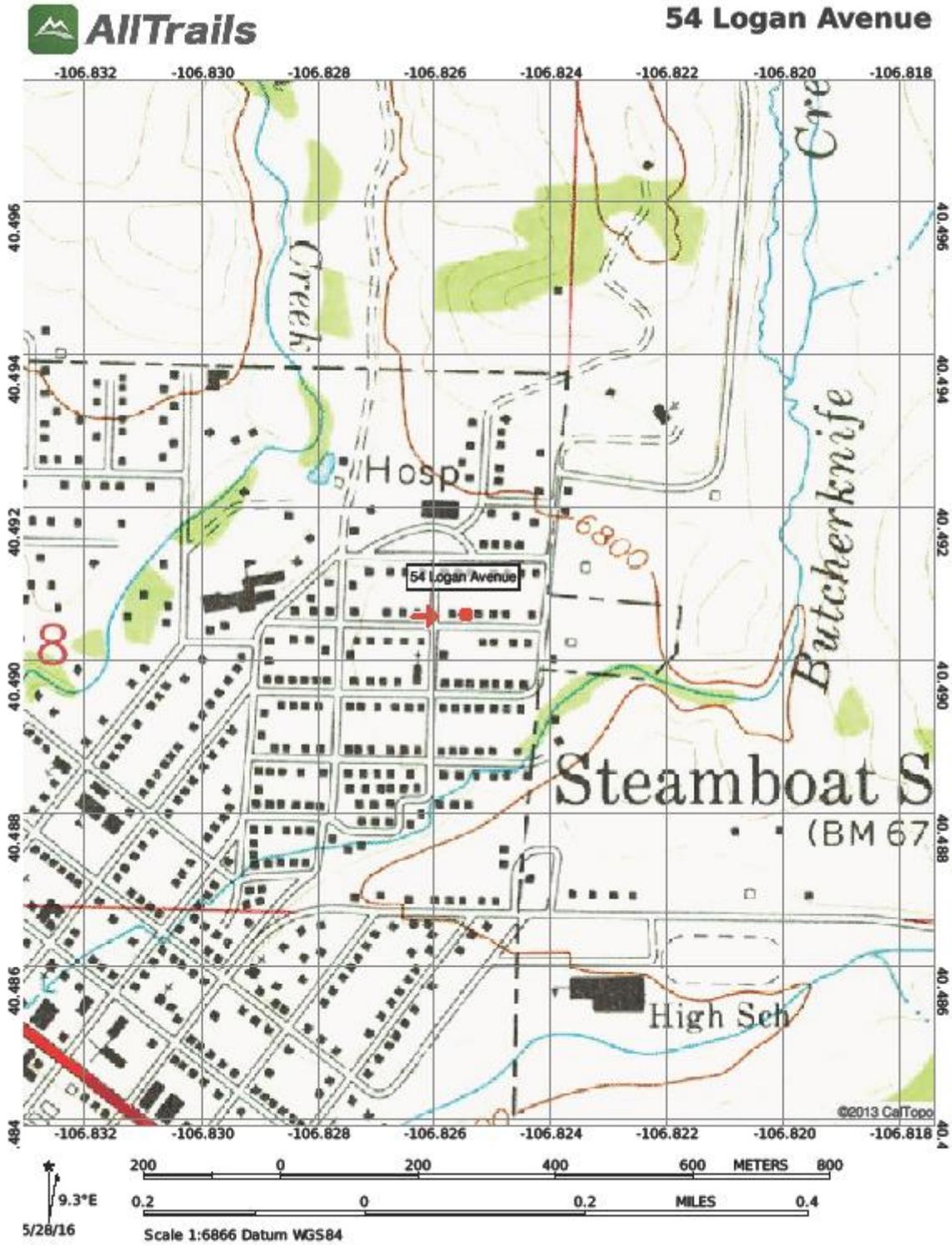
Sketch Map

54 Logan Avenue



Map Date: 09/14/2016
Imagery Date: 10/2015

Location Map





CD 1, Image 22, View to NW



CD 1, Image 23, View to North



CD 1, Image 24, View to NE



CD 1, Image 25, View to South



CD 1, Image 26, View to South